



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 11, 2010
AGENDA DATE: November 18, 2010
PROJECT ADDRESS: 601 E. Micheltorena Street (MST2003-00827)
 Cottage Hospital Workforce Housing Project ("Bella Riviera")
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *Dyk*
 Allison De Busk, Project Planner *AD*

I. PROJECT DESCRIPTION / BACKGROUND

The project consists of the demolition of the former St. Francis Hospital complex and construction of 115 residential condominiums and 265 parking spaces.

The project's approval history is as follows:

- Approved by Planning Commission (September 21, 2006; Resolution No. 039-06)
- Approved by City Council on appeal (December 19, 2006; Resolution No. 06-103)
- Community Development Director issued a Substantial Conformance Determination letter in which he determined that the project that received Preliminary Approval from the Architectural Board of Review (ABR) was in substantial conformance with the 2006 Approved Project (April 21, 2008).
- City Council upheld, on appeal, the ABR's Preliminary Approval of the project (April 29, 2008; Resolution No. 08-038)
- Final Map for 5-lot subdivision approved by City Council (September 14, 2010)
- Final Map for 1-lot subdivision for 115-lot condominium units approved by City Council (September 28, 2010).

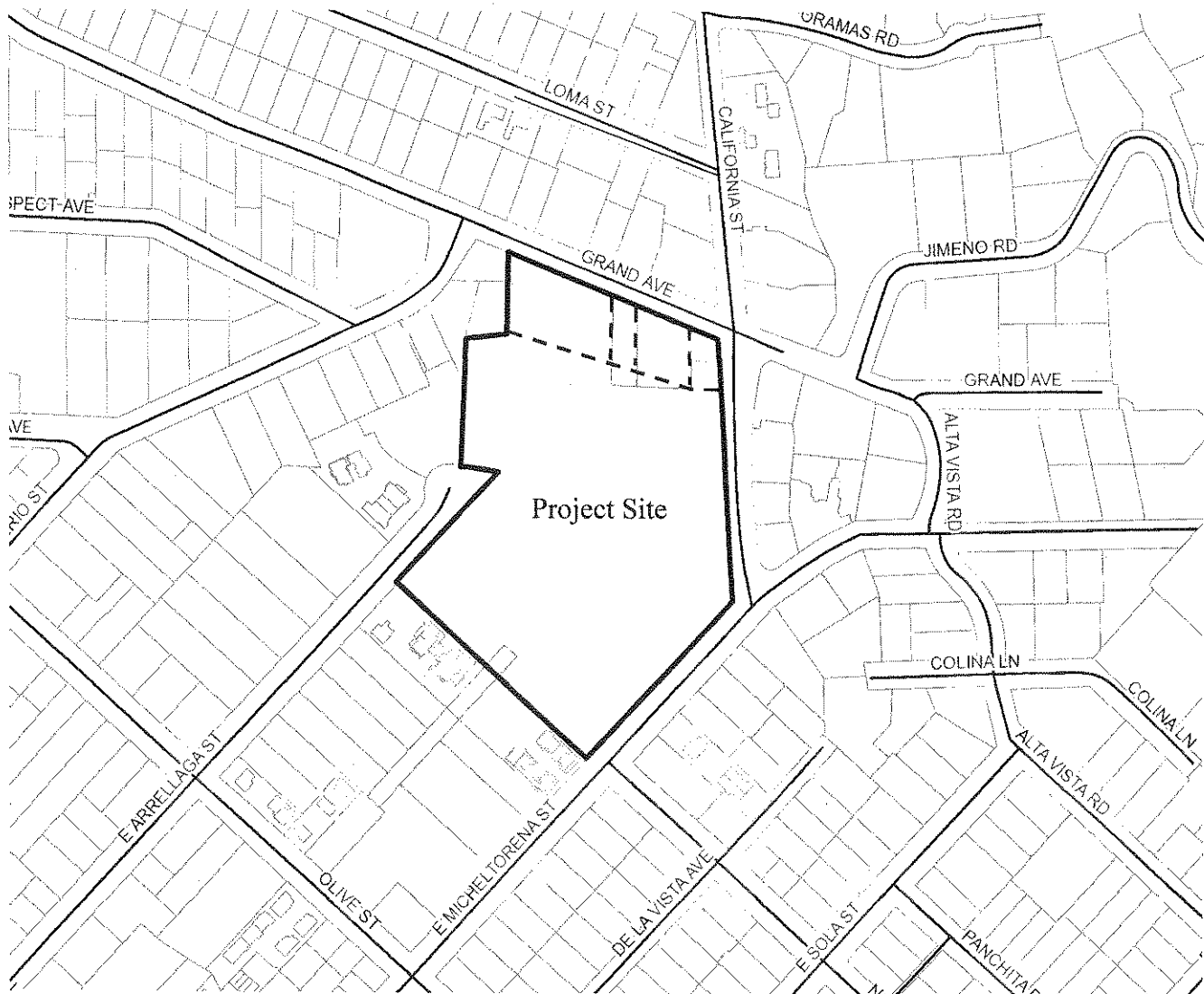
An Environmental Impact Report (EIR) was prepared to analyze this project, and the mitigation measures identified therein were incorporated into the project's conditions of approval. One of the conditions of approval is that staff reports on the status and effectiveness of construction-related conditions and monitoring be provided to the Planning Commission every six months following issuance of the demolition permit (condition H-40). The demolition permit for the project was issued on May 13, 2010.

The anticipated project schedule, including completed tasks, is as follows:

- Site Preparation (asbestos removal, sound wall construction, tree relocation/removal, installation of construction trailer, etc) – March through May 2010
- Demolition – May through mid-November 2010
- Construction – mid-November/December 2010 lasting for approximately 20 months (August 2012)

II. RECOMMENDATION

Staff does not recommend any changes to the conditions of approval, and will report back on the project's status in six months.



Vicinity Map – 601 E. Micheltorena Street

III. CONDITION COMPLIANCE

There are several general categories of conditions/mitigation measures, which are discussed below.

A. NEIGHBORHOOD MEETINGS

Pursuant to Condition of Approval F.3, the Applicant held three informational meetings with the neighborhood in order to keep interested parties and surrounding neighbors abreast of the construction phases and schedule. The following neighborhood meetings were held:

February 5, 2010: Initial meeting to explain the project, site plan and initial construction, such as the sound wall and tree relocation. Approximately 10 individuals attended.

March 17, 2010: Meeting covered the proposed schedule for demolition and future construction and conditions of approval, particularly related to the haul route and construction hours. Approximately 15 individuals attended.

October 14, 2010: Meeting covered the anticipated construction schedule (including underground utility work), review of applicable conditions (including hours, haul routes, dust and erosion control, recycling, sound and vibration control, tree relocation, and archaeological monitoring), and discussion of hazardous material remediation related to the underground storage tank. Approximately 20 individuals attended.

B. TREE PROTECTION

The project includes the protection and/or relocation of a significant number of trees. A project arborist has been retained, and tree relocation and/or protection has occurred throughout the project site. Some discrepancies between the original Tree Protection Plan and actual field conditions were discovered and corrected, and four of the trees originally planned for relocation (all palms) were determined to be too large for safe or successful transplantation. Staff approved removal of these trees with replacement species and ratios to be determined. The landscape architect and arborist will assess the health of those trees that are proposed for relocation (which are currently housed in a temporary location until the site has been graded and they can be placed in their approved location), and a final landscape plan will be prepared based on that information. If changes from the approved landscape plan are required, they will be brought to the Architectural Board of Review for consideration.

C. RECYCLING

Recycling during demolition has been very high, with approximately 97% as measured by weight being recycled or re-used (condition requires 95%). As part of the re-use effort, many of the roof tiles from the hospital were salvaged and are proposed to be re-used on many of the new buildings.

D. ARCHAEOLOGICAL MONITORING

Archaeological monitoring is required during all ground disturbing activities at the site, which means that regular monitoring has been taking place during tree removal and throughout demolition, and will continue through site grading. No significant historic resource deposits or Native American materials have been identified.

E. EROSION CONTROL

The project requires implementation of Best Management Practices (BMPs) during construction to address water quality. As we are now officially in the "rainy" season (November 1st), additional site BMPs have been installed, consistent with the site's approved Storm Water Pollution Prevention Plan. These BMPs are not static and will require constant re-evaluation as construction progresses at the site. No sediment has been observed transmitted off-site. There have been some dust control issues, which are discussed under Air Quality/Dust Control below.

IV. NEIGHBORHOOD ISSUES AND CONCERNS

As construction at the site has progressed, staff has identified the following recurring issues based on complaints received from the neighbors: noise, dust, and truck-related traffic. Other complaints have been received, and are also discussed below. The Project Environmental Coordinator (PEC) has received on average about four complaints per month, some of which were routed from the City. As of October 22, 2010, the complaints consist of 4 noise-related, 7 dust-related, 6 truck hauling-related, and 12 miscellaneous-related (e.g., rodents). Seven verbal warnings have been issued to the contractor (as of October 22, 2010). No further punitive actions were deemed necessary as follow-up to the verbal warnings.

A. NOISE

Because construction noise was determined to be a significant, unavoidable environmental impact, the project has several conditions of approval intended to reduce construction noise to the maximum extent feasible, including restricting construction hours; minimizing construction traffic through neighborhoods; limitations on staging, queuing, simultaneous equipment use and material delivery; requiring mufflers and constructing a perimeter sound barrier. The noise-related mitigations have been followed. There has only been one complaint regarding construction work starting before 8:00 a.m. On August 23, 2010, complaints were received about excessive noise occurring after 8:00 a.m., due to breaking up concrete. The contractor was directed to delay this specific activity until after 9:00 a.m. The PEC received two complaints about one incident where trucks were queuing near the project site. One verbal warning was issued by the PEC regarding queuing. Overall, staff has found the noise mitigations to be relatively successful in minimizing neighborhood impacts.

B. AIR QUALITY / DUST CONTROL

The project conditions of approval include several measures to address air pollution and dust, including construction equipment controls, reduced on-site vehicle speeds, watering disturbed areas, covered truck loads, and street sweeping. The PEC has received approximately one dust-related complaint per month since demolition began. To address these concerns, increased watering was implemented on site, each excavator was required to have a hose monitor on duty (requiring an increase from one water truck to three water trucks onsite), plastic sheeting was applied to all window openings in the previous hospital building and formal street sweeping was increased from one day per week to three days per week. Ensuring adequate watering on-

site so that there is no visible dust leaving the site has been a major focus of the PEC and will likely require continued monitoring.

C. TRAFFIC / HAUL ROUTES

There have been several concerns raised about the approved Demolition Haul Route, some by the construction truck drivers themselves. Some of these were due to the landscaped bulb-outs at the Arrellaga/Garden Street intersection and the slurry seal and street improvements being done along Garden Street (primarily in September/October), which is the primary Haul Route. This caused some trucks to use Olive as an alternate. Drivers were reminded that the approved alternate route is Santa Barbara Street. Additionally, during construction of the new accessible ramps at the Garden/Micheltorena Street intersection, truck drivers had to encroach into oncoming traffic to make the turn onto Micheltorena Street. These street improvements were completed in a few days, and there have not been complaints since.

D. RODENTS

A few complaints were received (April and July) stating that tree removal and demolition activities appeared to be causing additional rats and other rodents/small mammals to be fleeing to neighboring properties. In response, Cottage did some extermination in April and placed rodent control traps along the perimeter of the site fronting Micheltorena Street in July. These measures appear to have been successful and no further complaints have been received.

E. UNDERGROUND STORAGE TANK

On August 6, 2010 an underground storage tank (UST) was discovered encased in concrete below the former boiler room adjacent to Salsipuedes Street. The Project Environmental Coordinator (PEC) was not notified of its discovery until August 24, 2010, and did not notice it during his visits to the site during that 2-week span; therefore, it was not reported to the City until that time. Concerns have been raised about the applicant's lack of proper reporting and the potential environmental issues associated with it (possibility of transportation of contaminated soil off-site, groundwater contamination, etc.).

County Fire was informed of the UST on August 18, 2010, and they conducted site visits on August 19th and 25th. On August 31, 2010, a Site Assessment Work Plan was submitted to County Fire; this Plan was conditionally approved on September 16, 2010. The tank has been removed from the site. Because the discovery was eventually reported to County Fire, they do not plan to impose punitive measures for late reporting (requirement is within 24 hours) on the property owner beyond the required clean-up.

Although it is unfortunate that the contractor did not know who to contact about the UST, and therefore didn't follow proper procedures, we do not believe that there was any irreparable harm to the environment, and once the proper authorities were notified, appropriate measures were taken. We do not believe that there was a cover up or that conditions of approval were disregarded. Specifically, there is no condition that addresses what to do if a previously unknown UST is found. Therefore, no punitive action was taken by the City on this matter.

V. CONCLUSION

The anticipated construction timeframe for the development is long, and, as identified in the EIR, the project will have significant impacts on neighbors related to construction noise, and construction-related impacts associated with dust will be potentially significant but mitigable. Construction traffic was determined to be an adverse, but less than significant impact.

Construction activity at the site commenced in Spring 2010. Although there have been neighborhood complaints regarding noise, traffic, dust and other miscellaneous items, the complaints have been responded to quickly by the applicant, or were determined to be caused by other projects in the area. The PEC has also issued several verbal warnings to the contractor regarding noise, traffic and dust and no subsequent infractions have occurred.

Given the scope of the project, construction activities have been proceeding in a timely manner and with relatively few complaints. Based on this review, Staff is not proposing any changes to the Conditions of Approval.

Exhibits:

- A. Applicable Conditions of Approval (excerpt from City Council Resolution 06-103)
- B. Site Plan / Phasing Plan
- C. Sample of PEC Weekly Report, week of October 18-24, 2010
- D. Former Saint Francis Hospital Boiler Tank, Leaking Underground Fuel Tank (LUFT) Case #90129, Status Report prepared by Nathan West, Santa Barbara County Fire Department and dated September 29, 2010

drainage from site. Existing private sewer lateral(s) serving the property shall be repaired before new dwelling(s) is occupied. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected. The building plans, drainage calculations, and hydrology report shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.

E. Public Works Requirements Prior to Building Permit Issuance. The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Recordation of Final Maps and Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department. Completion of conditions specific to the condominium development shall not delay recordation of the five-lot subdivision.
2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
3. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain system. The Plan shall be approved by the Creeks Division, Building and Safety Division, and the Public Works Department.

F. Community Development Requirements Prior to Building or Public Works Permit Application/Issuance. The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified representative for the Owner, approved by the Planning Division, to act as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) to the City. The contract shall include the following, at a minimum:
 - a. The frequency and/or schedule of the monitoring of the mitigation measures.
 - b. A method for monitoring the mitigation measures.

- c. A list of reporting procedures, including the responsible party, and frequency.
- d. A list of other monitors to be hired, if applicable, and their qualifications.
- e. Submittal of weekly reports during demolition, excavation, grading and footing installation and biweekly reports on all other construction activity regarding MMRP compliance by the PEC to the Community Development Department.

The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the MMRP, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.

- 2. **Construction Site Monitor.** Construction contractors shall designate a monitor for the dust control program. The monitor's work schedule shall include holiday and weekend periods when work at the project site may not be in progress. The name and telephone number of such persons shall be provided to the Santa Barbara County APCD prior to the issuance of a grading permit. (AQ-1k)

- 3. **Neighborhood Notification Prior to and During Construction.**

- a. **Hazardous Material Removal Notification.** At least 20 days prior to commencement of hazardous materials and the underground storage tank removal, the contractor or owner shall provide notice to all property owners, businesses, residents and homeowner associations within 1,000 feet of the project area.
- b. **Notices and Meetings Prior to and During Demolition and Construction.** At least twenty (20) days prior to commencement of demolition or construction activities, the contractor shall provide written notice to all property owners, businesses, and residents within 1,000 feet of the project area. Surrounding area homeowners associations shall also be notified, and notices describing planned development activities shall be posted at the access locations to the project site. Additionally, all those receiving notice shall be invited to attend a neighborhood meeting to be held at least 20 days prior to commencement of demolition activities. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, required noise and air quality conditions applied to the project, information on what sensitive receptors (under five or over 65 years of age or suffering

from respiratory, cardio-pulmonary or other similar diseases or conditions) can do to minimize any potential effects from demolition activities, the name and phone number of the Project Environmental Coordinator (PEC), Construction Site Monitor, and Contractors, site rules and Conditions of Approval pertaining to construction activities (including noise and air quality conditions, and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division. Follow-up newsletters and neighborhood meetings shall be held every six months following the first notice and meeting until the Certificates of Occupancy are issued. (N-1b)

4. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
5. **Solid Waste Management Plan.** A solid waste management plan identifying measures for reuse, source reduction, and recycling shall be developed for construction and operation of the project, and submitted to the City's Environmental Analyst and the County's Solid Waste Division for review and approval prior to building permit issuance. (PS-1) (SW-1a)
6. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report prepared for this site by Larry Wilcoxon, dated 1992. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash

representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, the Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization. (C-1 – C-4) (CUL-1a, CUL-1c, CUL-1d, and CUL-1e)

7. **Park Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Park Commission for the removal of two (2) street trees with a trunk diameter greater than four (4) inches at a point twenty-four (24) inches above the ground.
8. **Arborist's Monitoring.** Submit to the Planning Division a contract with a qualified arborist for monitoring of all work subject to the approved Tree Preservation and Relocation Plan during construction. The contract shall include a schedule for the arborist's presence during demolition, grading, and construction activities, and is subject to the review and approval of the Planning Division.
9. **Earthwork, Foundation, and Structural Design.** The applicant shall implement all recommendations specified in the geology report prepared by URS (February 26, 2004). These recommendations include:
 - a. Foundation and earthwork elements of the final design documents (i.e., plans, specifications, and cost estimate) shall be based on a geotechnical investigation tailored to meet the specific requirements of this project. The investigation shall include a sufficient number of borings or other subsurface explorations to allow evaluation of the geotechnical conditions in the area of proposed construction. The results of the investigation shall be presented in a report

prepared under the supervision of a qualified geotechnical engineer.

- b. Due to the potential for groundwater seepage at higher elevations in the older alluvium, all below-grade earth-retaining walls shall be designed to resist hydrostatic pressure and to prevent infiltration of water into interior building spaces.
 - c. Seismic design of all proposed structures shall be in accordance with the currently adopted model building code or more restrictive recommendations made by the project structural engineer and agreed to by the City. Existing structures that will be incorporated into the proposed development shall be re-evaluated for compliance with current seismic design requirements.
 - d. All foundations shall be supported on firm native soil or approved, properly compacted fill material. For planning purposes, it is assumed that all structural fill will be compacted to at least 95% relative compaction per ASTM D1557.
 - e. Over-excavation will be required in areas where foundations or structural fill would otherwise be supported on existing unengineered fill or soft/loose native soil. The actual depth of over-excavation will depend on building locations, pad elevations, and foundation depths. However, for planning purposes, average over-excavation depths of five feet and two feet may be assumed in areas of unengineered fill or soft/loose native soil, respectively.
 - f. Existing fill consisting of non-expansive granular soil should be usable for structural fill if cleaned of deleterious material and properly re-compacted.
 - g. All site grading activities related to structures or pavement, in addition to the compaction of all fill material, shall be observed and tested by a representative of the geotechnical engineer of record for the project. (G-1) (GEO-1a)
10. **Soils Report.** Submit to the Building and Safety Division a soils report.
11. **Building Demolition Hazardous Materials Management.** The applicant shall conduct a comprehensive survey of buildings to be demolished for hazardous materials, including sampling and analytical testing of all suspect lead and asbestos-containing materials, and materials that may contain mercury and PCBs. A plan shall identify measures for materials handling to minimize exposure to workers, the public, or environment, and proper

disposal/recycling recommendations. Certified removal contractor(s) shall prepare a work plan for the removal of all identified hazardous materials prior to the issuance of a demolition permit for City approval. At minimum, the plan shall address the following hazardous material management elements:

- a. Identification of suspect materials.
- b. Survey and assessment of the existing buildings.
- c. Scope of work development for hazardous material removal.
- d. Hazardous material removal and disposal.
- e. Quality control.
- f. Post Remediation Sampling and Assessment. (H-1) (HAZ-1a)

- 12. **Hazardous Material Removal Certification.** Prior to the issuance of a demolition permit for the proposed project, the project applicant/contractor shall provide to the Planning Department a certification indicating that surveys of the buildings to be demolished have been conducted by appropriately licensed personnel to detect the presence of asbestos, lead-based paint, mercury and PCBs. It shall also be certified that all identified asbestos, lead-based paint, mercury, and PCB materials have been removed from the project site in accordance with applicable local, state, and federal regulations. The certification shall identify the contractor(s) that conducted the surveys and material removal work, the transporter that removed the materials from the site, and the recycling/disposal facilities that accepted the waste material. (HAZ-1b)
- 13. **Potential Lead-based Paint Contamination.** If areas with concentration of lead paint or dust that exceed applicable threshold standards are identified in any on-site building, soil adjacent to the building(s) shall be tested for the presence of lead. The location and number of samples shall be determined by the Santa Barbara County Fire Department – Protection Services Division. If necessary, lead-related soil contamination shall be remediated to the satisfaction of the Protection Services Division prior to the issuance of a demolition permit for the proposed project. (HAZ-1c)
- 14. **Hazardous Materials Safety.** Measures to protect workers and neighbors, contain exposure, provide for proper disposal, and remediate from any hazardous material contamination shall be implemented in accordance with local, state, and federal regulations. (HAZ-1d)
- 15. **Soil Remediation.** Adherence to the URS Remediation Work plan for Diesel Contaminated Soil dated April 20, 2004 as conditioned by

direction and requirements provided by the County Fire Department, Protection Services Division, relating to remediation activities for the underground tanks shall occur prior to new residential construction on the property. Additional Fire Department conditions include:

- a. Following removal of the USTs and appurtenant facilities, verification soil samples shall be collected, at a minimum, below the former UST locations (two samples/tank), below each dispenser, and below all pipeline joints and at any location where stained soil or petroleum odors are observed. The report containing the results of the remediation and verification work shall be submitted to the County Fire Department, Protection Services Division, within 60 days after the completion of site work.
 - b. Following removal of contaminated soil, a work plan shall be submitted to the County Fire Department, Protection Services Division, for a minimum of one boring to be placed at the location of the formerly contaminated area to document that groundwater is greater than 50 feet below the contaminate soils. If water is encountered within 50 vertical feet of the former contamination, a work plan shall be submitted to the County Fire Department with recommendations to determine the local groundwater gradient and to verify the absence of UST related groundwater contamination at the site. The work plan shall be submitted to the County Fire Department no later than 30 days after completion of soil removal activities.
 - c. UST removal permits shall be obtained from the County Fire Department, Protection Services Division, prior to initiation of site work. Notify the County Fire Department at least 72 hours prior to any beginning site work. (H-2) (HAZ-2a)
16. **Bus Stop Improvement Bond.** Prior to the occupancy of the proposed project, the project applicant shall submit to the City of Santa Barbara Public Works Department Transportation Division, Public Improvement securities in an amount sufficient to provide bus stop improvements and as outlined in a separate Cost Estimate Summary (including but not limited to shelters, benches, trash receptacles, and required road improvements) submitted to Public Works staff for both sides of Salsipuedes Street. The amount of the securities shall be reviewed and approved by the City and MTD. After providing the securities to the City, if it has been determined within a three-year period that bus stop improvements adjacent to the project site are not warranted, the securities shall be released. (TRF-6a)

17. **General Construction Activity Permit.** In addition to the Erosion/Sedimentation Control Plan required under Condition G.4 below, prior to the issuance of a demolition, grading, or building permit for the proposed project, the applicant or project developer shall comply with the requirements of the State General Permit for Storm Water Discharges Associated with Construction Activity. Compliance shall include providing the City with a copy of the Notice of Intent to obtain coverage under the NPDES Construction General Permit, and a copy of the subsequent Waste Discharge Identification Number issued by the RWQCB. Compliance with the General Permit also requires the preparation of a SWPPP that identifies how potential water quality impacts associated with demolition, grading, and construction operations will be minimized and controlled. A copy of the SWPPP shall be kept at the project site and be available for City review. (WQ-1a)
18. **Recorded Affordability Covenant.** Submit to the Planning Division a copy of an affordability control covenant that has been approved as to form and content by the City Attorney and Community Development Director, and recorded in the Office of the County Recorder, which includes price restrictions as specified in Section B.5. above.
19. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason, except for hazardous materials and underground storage tank removal, and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, archaeological procedures, and environmental monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Property Owner, the Archaeologist, the Architect, the Arborist, the Landscape Architect, the Project Engineer, the Project Environmental Coordinator, the Contractor and each subcontractor. (C-3)
20. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.

G. Building Permit Plan Requirements. The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape, and tree protection elements, as approved by the Architectural Board of Review, outlined in Section C above.
2. **Pre-Construction Conference.** Prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, archaeological procedures, arborist monitoring, and other environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner Archaeologist, Architect, Arborist, Landscape Architect, Project Engineer, Project Environmental Coordinator, Mitigation Monitors, Contractor and each Subcontractor. (CUL-1b)
3. **Mitigation Monitoring and Reporting Requirement.** Note on the plans that the Owner shall implement the Mitigation Monitoring and Reporting Program (MMRP) for the project's mitigation measures, as stated in the Environmental Impact Report for the project.
4. **Erosion Control Plan.** The applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the *Procedures for the Control of Runoff into Storm Drains and Watercourses* and the Building and Safety Division *Erosion/Sedimentation Control Policy* (2003). The erosion control plan shall specify how the required water quality protection procedures are to be designed, implemented, and maintained over the duration of the development project. A copy of the erosion control plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site. At a minimum, the Plan shall include the following elements:
 - a. Minimize the area of bare soil exposed at one time (phased grading) and schedule grading to occur during the dry season.
 - b. Install silt fences, sand bags, waddles, silt devices, or other BMPs where necessary around the project site to prevent offsite transport of sediment.
 - c. Bare soils shall be protected from erosion by applying heavy seeding, within five days of clearing or inactivity in construction.

- d. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- e. Establish fuel and vehicle maintenance staging areas located away from all drainage courses, and design these areas to control runoff.
- f. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water.
- g. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences or other approved materials and/or systems. Sediment control measures shall be maintained for the duration of the project development period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
- h. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other suitable measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day using dry cleaning methods.
- i. At minimum, the erosion control plan prepared for the proposed project shall address the design, implementation, installation, and maintenance of each of the following water resource protection strategies:
 - De-Watering Operations
 - De-silting Basins
 - Potable Water Irrigation
 - Paving and Grinding
 - Sandbag Barriers
 - Spill Prevention/Control
 - Solid Waste Management
 - Storm Drain Inlet Protection
 - Stabilize Site Entrances and Exits
 - Illicit Connections and Illegal Discharges
 - Water Conservation
 - Stockpile Management
 - Liquid Wastes
 - Street Sweeping and Vacuuming

- Concrete Waste Management
- Sanitary/Septic Waste Management
- Vehicle and Equipment Maintenance
- Vehicle and Equipment Cleaning
- Vehicle and Equipment Fueling (W-1) (WQ-1b)

5. **Prepare a Structural Crack Survey and Video Reconnaissance.**
Prior to the issuance of demolition permits, the applicant or its designee shall prepare a structural crack survey and video reconnaissance of neighboring structures whose occupants wish to participate in the survey. The purpose of the survey shall be to document the existing condition of neighboring structures within 100 feet of the project site property line and more than 20 years old. After each major phase of project development (demolition, grading and construction), a follow-up structural crack survey and video reconnaissance of neighboring structures on parcels wholly or partially within 100 feet of the project site shall be conducted to determine whether any new cracks or other structural damage consistent with project-related vibrations have occurred. The City and project applicant shall review the results of both pre- and post-construction surveys to determine whether any new structural damage resulted from project-related construction activities. The project applicant shall be responsible for the cost of repairing damage to structures on parcels within 100 feet of the project site resulting from project-related construction activities. (N2-a)
6. **Post-Construction Erosion Control and Water Quality Plan.**
Provide an engineered drainage plan that uses the existing natural drainage patterns and leads towards improvement of the quality and/or rate of water run-off conditions from the site. The Owner shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and minimize storm water pollutants of concern from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed interceptors or clarifiers shall be reviewed and approved by the Public Works Department and the Building and Safety Division. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition I.B.12, above, which shall include the regular sweeping and/or vacuuming of parking areas where interceptors and clarifiers are located and a catch basin cleaning program.
7. **Technical Reports.** All recommendations of the technical reports, as approved by the Building and Safety Division, shall be incorporated into the construction plans.

8. **Fire Sprinkler System.** A fire sprinkler system shall be provided, as required by the Fire and Building Codes.
9. **Fire Alarm System.** A fire alarm system shall be provided pursuant to City requirements.
10. **Emergency Evacuation Plan.** Provide an emergency evacuation plan subject to approval by the Fire Department.
11. **Green Building Techniques.** Owner shall design project to meet Santa Barbara Built Green Two-Star Standards and strive to meet the Three-Star Standards. Within 90 days of issuance of the Certificate of Occupancy, the applicant shall provide a briefing to the Planning Commission if the Green Built three star level is not achieved and shall include an explanation as to why it was not achieved.
12. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
13. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an equal area for recycling containers. Dumpsters shall not be placed within five feet (5') of combustible walls, openings or combustible roof eaves lines unless sprinkler coverage is provided.
14. **Project Directory.** A project directory, (including map and parking directional signs) listing all units on-site shall be indicated on the project plans and shall be lit to provide readability to site visitors. This directory shall be placed in a location or locations approved by the Fire Department, shall meet current accessibility requirements, and is subject to Sign Committee Approval.
15. **Private Road/Driveway Improvements.** The proposed private road/driveway shall be constructed to the standards provided in the Subdivision Design and Improvement Standards or the Zoning Ordinance Standard (§28.90.001), as appropriate, and as approved by the Public Works Director or the Chief Building Official, as appropriate.
16. **Tandem Parking Space Assignment.** The proposed parking plan for the Workforce Housing project shall be revised to indicate that each pair of proposed tandem parking spaces are to be assigned to the same residential unit. (TRF-2a)
17. **Bicycle Parking Spaces.** The site plan for the proposed project shall be revised to provide secure bicycle parking facilities for at least 33 bicycles. If feasible, as determined by the Public Works

Director, enclosed (i.e., bike locker) facilities shall be provided. The required bicycle parking facilities shall be distributed throughout the project site. Additional bicycle parking shall be provided in locations determined in consultation with Transportation Planning staff. (TRF-3a)

18. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
19. **Storm Drain Markings.** Stenciled information shall be printed on all curb storm drains warning of the direct connection to the creek and ocean. (W-2) (WQ-2a)
20. **Site Runoff.** All project runoff waters from areas such as the access roads, roofs, or driveways shall be captured on-site and conducted, via the proposed permanent erosion control systems, to prevent increased site runoff. (W-3) (WQ-2b)
21. **Pedestrian and ADA Circulation.** The internal circulation of the project shall be revised to provide at least one access connection between the northern and southern portions of the project site to the extent required by California Title 24 Accessibility standards. (TRF-5a)
22. **Utilities.** Provide individual water meter, electric meter, gas meter, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point at least five feet (5') outside the building foundation.
23. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.
24. **Project Site Perimeter Barrier.** To minimize construction noise exposures resulting from prolonged demolition, grading and construction activities at the project site, a temporary solid fence or similar barrier constructed of material approved by the City shall be provided along the project site property line at the following locations when demolition, grading and exterior construction operations are occurring:
 - a. Micheltorena Street Between California and Salsipuedes Streets.
 - b. California Street between Micheltorena Street and the northernmost boundary between project Development Areas 1 and 4.
 - c. Arrellaga Street between Salsipuedes Street and the driveway onto the project site at the terminus of Arrellaga Street.

The noise barrier shall be designed by a licensed engineer and shall be at least eight feet in height. The noise barrier requires the issuance of a building permit. All gates in the barrier shall be provided with approved sound blocking or absorbing material. (N-1c)

25. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform. (AQ-1m)

Signed:

Property Owner
Date

Contractor Date License No.

Architect Date License No.

Engineer Date License No.

- H. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction. Community Development Department staff shall review the plans and specifications to assure that they are incorporated into the bid documents, such that potential contractors will be aware of the following requirements prior to submitting a bid for the contract.

1. **Hazardous Materials Safety.** Measures to protect workers and neighbors, contain exposure, provide for proper disposal, and remediate from any hazardous material contamination shall be implemented in accordance with State regulations. (H-4)
2. **Construction Notification to Neighbors.** At least twenty (20) days prior to commencement of construction, the contractor or owner shall provide written notification to property owners and residents within 1,000 feet of the project area, to surrounding area homeowners associations, and posted at the access to construction site. The notice shall provide a construction schedule, required

noise and dust control conditions applied to the project, and the name and telephone number of the Project Environmental Coordinator and Construction Site Monitor who can address questions and problems that may arise during construction. Said notice shall be consistent with the requirements outlined in Condition F.3. (N-2) (AQ-1k)

3. **Construction Dust Complaints.** The site development contractor shall provide a phone line that can be used by project area residents to register dust-related complaints at the project site. The phone line shall be answered between the hours of 8 a.m. and 5 p.m., and recorded by an answering machine at other times. The phone number and an explanation of what the phone number is for shall be posted at construction site entrances located on Arrellaga, Salsipuedes, Micheltorena, and California Streets. The phone number of the Santa Barbara APCD shall also be posted. The contractor shall be responsible for implementing dust control measures in a timely manner in response to complaints that are received. A log shall be kept at the project site to document complaints that are received and actions implemented in response to individual complaints. A construction team member/responsible party shall return all complaint phone calls within one business day. (AQ-1l)
4. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the maximum extent feasible as determined by the Public Works Director, and containers shall be provided on site for that purpose. All construction/demolition waste generated by the Workforce Housing project shall be salvaged for reuse or be transported to an appropriate off-site recycling facility. Indicate on the plans the location of 40 yd. roll-off container for collection of demolition/construction materials. At a minimum, 95% of all demolition materials by weight, except hazardous materials, shall be recycled and/or reused. Such recycling percentage shall be monitored and certified for compliance by the demolition contractor and recycling facility, as appropriate. To the maximum extent feasible, as determined by the Community Development Director, based on condition of the material, Mission roof tile existing on buildings to be demolished shall be saved and re-used in the new construction. (SW-1b)
5. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways. Queuing of construction vehicles may be allowed in an off-site

location outside of residential neighborhoods acceptable to the Transportation Operations Engineer.

6. **Construction Related Traffic Routes.** Truck traffic related to the construction and related traffic controls will be limited to the routes specified by the City of Santa Barbara and agreed upon during the contractor's detailed noise mitigation plan. The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods. Temporary traffic control measures, such as but not limited to appropriate signage, flag-persons, barriers, etc shall also used to minimize construction-related traffic conflicts. Truck traffic through residential neighborhoods shall be as limited as possible, subject to approval by the Public Works Director. Prior to start of construction, the contractor or owner shall place a notice in major local publications providing the public with information regarding haul routes and construction timing. (N-5d & T-1) (N-1n & TRF-7a)
7. **Construction Equipment Air Quality Controls.** The following measures shall be carried out to reduce diesel particulate and ozone precursor emissions:
 - a. **Diesel Engines.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized to the maximum extent feasible, as determined by the Community Development Director. (AQ-2a)
 - b. **Engine Size.** The engine size of construction equipment shall be the minimum practical size. (AQ-2b)
 - c. **Equipment Use Management.** The number of pieces of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. (AQ-2c)
 - d. **Equipment Maintenance.** Construction equipment shall be properly maintained per the manufacturer's specifications. (AQ-2d)
 - e. **Engine Timing.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. (AQ-2e)
 - f. **Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment. (AQ-2f)
 - g. **Diesel Emission Reduction.** Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by the EPA or California shall be

installed, if available, as determined by the Community Development Director. (AQ-2g)

- h. **Diesel Equipment Replacement.** Diesel powered equipment shall be replaced by electric equipment to the maximum extent feasible, as determined by the Community Development Director. (AQ-2h)
 - i. **Minimize Employee Trips.** Construction worker trips shall be minimized by requiring carpooling and by providing for lunch opportunities on-site. (AQ-2i)
 - j. **Low VOC Coatings.** Low volatile organic compound (VOC) architectural coatings shall be used to the maximum extent feasible, as determined by the Community Development Director. (AQ-2j)
 - k. **Low Sulfur Fuel.** All diesel-powered equipment shall use ultra-low sulfur diesel fuel when available, as determined by the Public Works Director. (AQ-2k)
 - l. **Bio-diesel.** During the demolition and grading phases, all diesel-powered construction equipment and vehicles manufactured in 1992 or later and used on site shall be fueled using bio-diesel fuels if such fuels are available on the South Coast of Santa Barbara County. Bio-diesel fuels shall be used to the maximum extent feasible for all other construction phases. Availability and feasibility shall be determined by the Public Works Director. (AQ-2l)
8. **Haul Routes.** The haul routes for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
9. **On-Site Vehicle Speed Control.** On-site vehicle speeds shall be limited to 15 miles per hour or less. (AQ-1d)
10. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., with a noise restriction between 7:00 a.m. and 8:00 a.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:
- | | |
|-------------------------------|--------------------------------------|
| New Year's Day | January 1 st * |
| Martin Luther King's Birthday | 3 rd Monday in January |
| Presidents' Day | 3 rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4 th * |
| Labor Day | 1 st Monday in September |
| Thanksgiving Day | 4 th Thursday in November |
| Following Thanksgiving Day | Friday following Thanksgiving Day |

Christmas Day

December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 1,000 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number. (N-1 & N-5b) (N-1a)

11. **Construction Activity Scheduling.** Demolition, grading and construction activities in each proposed project site development area shall be scheduled to minimize the occurrence of simultaneous construction operations that have the potential to result in excessive noise generation. For example, concrete breaking demolition activities should not occur in more than one development area at a time. (N-1l)
12. **Minimize Equipment Use.** Equipment use for demolition, grading and construction activities shall be minimized, and the simultaneous operation of equipment within a proposed project development area shall be limited to the extent possible. (N-1m)
13. **Delivery and Storage of Materials and Equipment.** All deliveries of material and equipment will occur on-site within the gates located within the construction barricades and only during the hours specified by the City on weekdays, unless otherwise authorized under Condition H.10 above. The queuing of construction vehicles outside the site specified hours will be strictly prohibited. Queuing of construction vehicles may be allowed in an off-site location outside of residential neighborhoods acceptable to the Transportation Operations Engineer. Vehicles delivering materials and equipment to the site shall be operated in strict conformance with regulations established by the United States Department of Transportation and all State and Local requirements. The vehicles shall all utilize mufflers and other devices to minimize noise levels. All materials and equipment will be stored on-site and within the confines of the construction barricades, unless otherwise authorized. (N-5c)

14. **Construction Equipment Mufflers and Shields.** All construction equipment used on the site, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. Sound control devices and techniques, such as noise shields and blankets, shall be employed as needed to reduce the level of noise to surrounding residents. (N-3) (N-1d)
15. **Construction Staging Areas.** Only designated and City-approved construction equipment and material staging areas shall be used. All staging areas shall be located a minimum of 50 feet from the perimeter of the project site. (N-4) (N-1e)
16. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction equipment shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. If parking is provided off-site, a shuttle service between the parking area and the project site shall be provided.
 - b. Storage or staging of construction materials and equipment and parking for construction workers within the public right-of-way is prohibited except within the extension of Salsipuedes Street, unless otherwise authorized. (TRF-4a)
17. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving, or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. At a minimum, this shall include wetting down disturbed areas in the late morning and after work is completed for the day. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph. Increased watering frequency shall be required whenever necessary to prevent visible dust emissions from leaving the project site. Disturbed areas must also be kept moist during weekends and days when no construction activities are occurring. (AQ-1a & 1b)

18. **Stockpiled Material.** Stockpiles of soil and demolition material shall be located as far from the perimeter of the projects site as possible. Stockpiles shall be kept covered, moist, or treated with soil binders to prevent dust emissions from leaving the project site. (AQ-1c)
19. **Dust Emissions from Loading.** Stockpiled soil and demolition material shall be sprayed with water prior to and during loading into transport vehicles or containers. The amount of water applied shall be sufficient to prevent visible dust emissions from leaving the project site. (AQ-1e)
20. **Wind Erosion Control.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind erosion of soil. This may be accomplished by:
 - a. Seeding and watering until grass cover is grown;
 - b. Spreading soil binders;
 - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
 - d. Other methods approved in advance by the Air Pollution Control District. (AQ-1i)
21. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin. (AQ-1f)
22. **Construction Noise and Vibration Complaints.** The site development contractor shall provide a phone line that can be used by project area residents to register complaints about noise and vibration at the project site. The phone line shall be answered between the hours of 8 a.m. and 5 p.m., Monday through Friday, and recorded by an answering machine at other times. The voice mail message during non-construction hours shall include an alternative phone number to be used in emergencies. The phone number and an explanation of what the phone number is for shall be posted at construction site entrances located on Arrellaga, Salsipuedes, Micheltorena, and California Streets. The contractor shall be responsible for implementing noise and vibration control measures in a timely manner in response to complaints that are received. A log shall be kept at the project site to document complaints that are received and actions implemented in response to individual complaints. A construction team member/responsible party shall return all complaint phone calls within one business day. (N-5a) (N-1f)

23. **Noise Complaint Resolution.** In response to verified complaints regarding excessive construction-related noise, the City may require the applicant/project developer to implement a noise monitoring program. The noise monitoring program shall be designed and conducted to ensure that appropriate noise reduction and control measures are identified and implemented so that construction-related noise levels at sensitive receptors (residences) adjacent to the project site do not exceed the following levels.

- a. Noise exceeding 70 dBA shall not occur for more than five minutes at a time, nor for more than 15 minutes per hour.
- b. Noise exceeding 75 dBA shall not occur for more than one minute at a time, nor for more than five minutes per hour.
- c. Noise exceeding 85 dBA shall not occur for more than 1 minute per hour.

The results of all required noise monitoring, along with a description of actions implemented to conform with the above noise standards, shall be provided to the City Planning Department. Noise monitoring at receptor locations may be required until it has been demonstrated to the satisfaction of the Planning Department that effective noise abatement and control measures have been implemented and the noise standards described above have been achieved. (N-1g)

24. **Delivery and Storage of Materials and Equipment.** All deliveries of material and equipment will occur on-site within the construction site barricades and only on weekdays during the hours specified by the City. Construction vehicles shall not be allowed to queue outside the project site before the specified hours. Queuing of construction vehicles may be allowed in an off-site location outside the residential neighborhoods acceptable to the Transportation Operations Engineer. Vehicles delivering materials and equipment to the site shall be operated in strict conformance with regulations established by the United States Department of Transportation and all State and Local requirements. The vehicles shall all use mufflers and other devices to minimize noise levels. All materials and equipment shall be stored on-site and within the confines of the construction barricades. (N-5c) (N-1h)

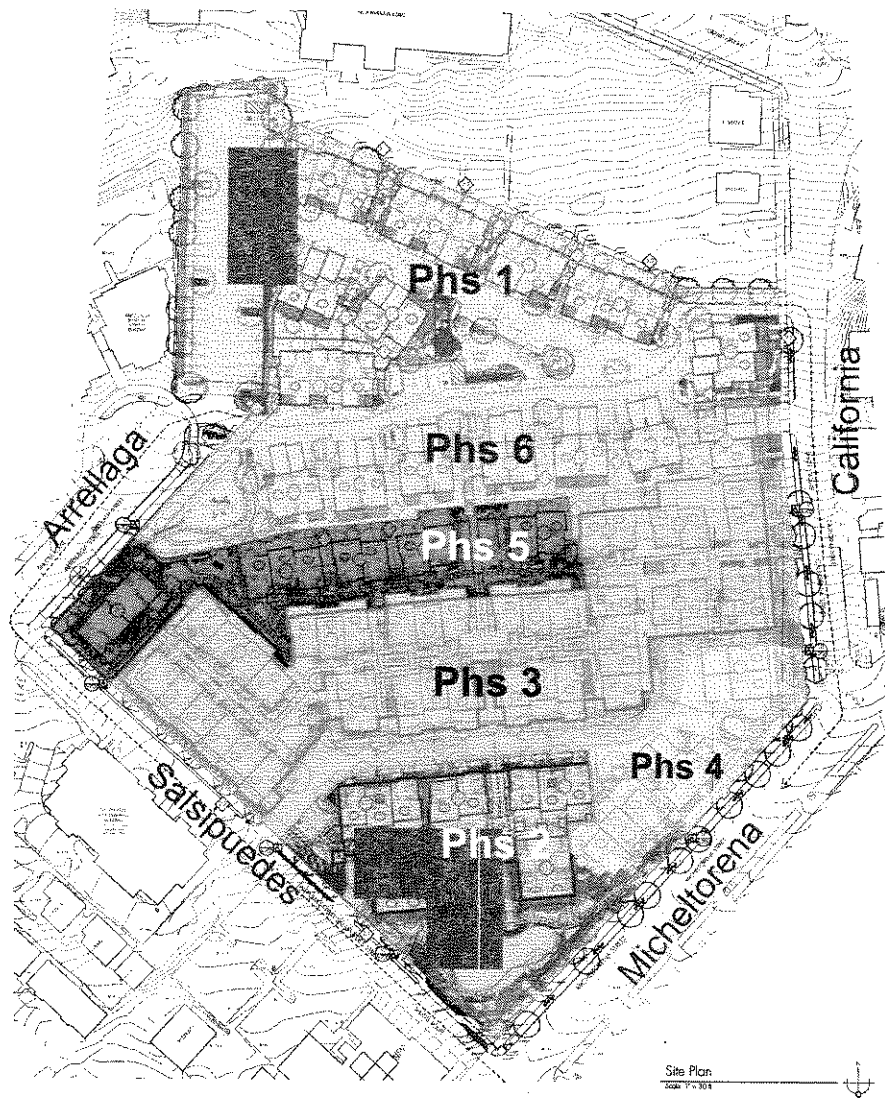
25. **No Worker Access to the Neighborhood.** All workers will be required to park on-site (i.e. behind the construction barricades or in designated off-site parking areas that are outside of the entire residential area surrounding the site. Workers will also be required to remain in designated on-site areas during all breaks and workers will not be permitted to gather off-site during the course of proposed demolition and construction. (N-5e)

26. **Radios and Alarms.** No radios, music playback equipment, musical instruments, or automobile or truck alarms shall be permitted on the project site. (N-5f) (N-1i)
27. **Vehicle Noise.** Except as otherwise required by law for backing up or emergencies, all vehicle horns shall remain silent. (N-5g) (N-1o)
28. **Limitations on Catering Trucks.** Catering trucks providing service to workers at the site will be required to park within the site at all times. Catering trucks shall not be permitted to park on the street nor to sound their horns near or within the site. (N-5h) (N-1j)
29. **Loitering.** Loitering of any kind will not be permitted at any gate, on the jobsite or any street, whether before, during or after work hours, on weekdays or on weekends. (N-5i)
30. **Limited Site Access.** Access to the site shall be limited to areas approved by the City of Santa Barbara. The gate(s) shall incorporate the same method of noise shielding as the required site perimeter barriers and shall be kept closed except for vehicle passage. (N-5j) (N-1p)
31. **Portable/Stationary Equipment.** When portable or stationary equipment, such as but not limited to generators, air compressors and wood sawing stations are required on the project site, the equipment shall be located as far from the project boundaries as possible. If it is necessary to locate portable/stationary equipment within 200 feet of the project perimeter, methods to provide noise shielding for that equipment shall be implemented. This may include but is not limited to: providing a three or four sided enclosure which is lined with a sound absorbing material between the equipment and the property line, or locating the equipment so that noise shielding is provided by existing or new structures located on the project site. (N-5k) (N-1k)
32. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible to minimize areas exposed to wind erosion. Additionally, building pads shall be installed as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector. (AQ-1j)
33. **Gravel Pads.** Gravel pads shall be installed at all vehicle access points to the project site to minimize tracking of dirt or mud onto public roads. (AQ-1g)
34. **Street Sweeping.** Arrellaga, Micheltorena, Salsipuedes, and California Streets shall be inspected daily throughout the project development period to determine if there are project-related accumulations of mud, dirt or silt on the roads. Affected road segments shall be cleaned of such mud, dirt, or silt by the use of a street sweeper. (AQ-1h)

35. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division and the Regional Water Quality Control Board (California Storm Water Best Management Practices Handbooks).
36. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractors and Project Environmental Coordinator's (PEC) name, contractors and PEC's telephone number, work hours, site rules, 24-hour emergency phone number, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
37. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained, in accordance with the Tree Protection Plan and any related Conditions of Approval.
38. **Tree Protection.** Notes on the grading plan that specify the following:
 - a. No fill shall be placed under the driplines of the existing trees.
 - b. A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the trees which are required to be protected.
 - c. All excavation within the dripline of the trees shall be done with hand tools.
 - d. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
 - e. No heavy equipment, storage of materials or parking shall take place under the dripline of the trees.
 - f. Any root pruning and trimming shall be done under the direction of a qualified Arborist.
39. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
40. **Staff Reports.** Staff reports on the status and effectiveness of construction related mitigations and monitoring shall be provided to the Planning Commission six months after the demolition permit is issued and every six months thereafter until Certificates of Occupancy are issued. The applicant and Project Environmental Coordinator shall provide information and participate in the status reports.

SANTA BARBARA COTTAGE WORKFORCE HOUSING - COLOR-CODED SITE PLAN

AUGUST 26, 2010

[illegible][illegible]

DUDEK

621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

#33 Compliance Monitoring Report CHS Work Force Housing Project

To: Allison DeBusk, City of Santa Barbara Planning, Case Planner
cc: Ron Biscaro, Cottage Hospital Foundation, Project Sponsor
Dave Burke, Burke Advisors, Project Construction Manager
Jonathan Leech, Dudek
From: John Cuykendall, Project Environmental Coordinator
Date: October 29, 2010
Subject: Weekly Monitoring Report, October 18 to October 24, 2010
PEC Logs: 82 - 84
Archaeology Monitor Weekly Report: October 23, 2010
Arborist Report: None

This is the thirty-third weekly monitoring report for the Santa Barbara Cottage Health Systems Workforce Housing Project located at the former St. Francis Hospital site.

Attached please find a set of the daily field logs/reports completed during the week of October 18, 2010 for the project. As noted in the field logs, the project construction team has been in compliance with the conditions and environmental mitigations during demolition of the former St. Francis Hospital buildings and relocation of selected trees.

CONSTRUCTION ACTIVITY

Standard Industries continued demolition activities. Four excavators continued to separate demolition material, load debris into hauling trucks, and/or pull down/break up concrete associated with the remaining footings/foundations of the parking garages and hospital buildings. Hauling truck activity was limited during this week due to recent rains. Demolition debris continues to be segregated onsite by type for reuse and/or recycling prior to being hauled offsite to the appropriate waste and/or recycling facilities.

Standard Industries and subcontractor, Creative Landscape Design continued work on implementing specific erosion control measures at the project site. Two de-silting basins were constructed along the southern perimeter of the site fronting Micheltorena St, including a 4-5 foot wide trench to install a 6-inch diameter plastic pipe to connect the two basins. Plastic sheeting, silt fences and fiber rolls were re-positioned along the bottom of the soundwall fronting Micheltorena Street.

MONITORING

Monitoring for the following compliance conditions was provided:

- ◆ Working hours restricted to the period from 7 AM to 5 PM weekdays; work prohibited on weekends and City Holidays; weekday noise restriction between 7:00 a.m. and 8:00 a.m.
- ◆ Heavy truck traffic to avoid the morning (7 AM to 9 AM) and evening (4 PM to 6 PM) peak traffic hours.
- ◆ Construction workers shall not park on neighborhood streets.
- ◆ Archaeological monitoring during all ground disturbing activities.
- ◆ Arborist monitoring of trees to remain or be relocated.
- ◆ Tree protection measures.
- ◆ Erosion Control.
- ◆ All hauling trucks transporting material shall be covered.
- ◆ Demolition/construction related truck trips shall follow the haul route(s) as approved by the City.
- ◆ Use of water trucks/sprinkler systems to keep areas of vehicle movement /demolition activity damp.
- ◆ Limitations of Catering Trucks – park onsite and no horns.
- ◆ Gravel pads at truck entrances/exits of the sites to prevent dirt tracking off-site.
- ◆ Late Model Diesel Engines and use of low-sulfur diesel fuel/bio-diesel fuel.
- ◆ Hazardous Materials Safety.
- ◆ Dust emission from Loading.
- ◆ Covered Truck Loads.
- ◆ Notices and Meetings Prior to and During Demolition and Construction.

Standard Industries and their sub-contractors have been cooperative and demolition/construction hours and noise restrictions have been faithfully observed. No parking or heavy truck/hauling operation transgressions were observed or reported to the PEC. Modifications to the approved Demolition Haul Route are still being reviewed by City staff. A Construction Haul Route submitted to the City has been reviewed and approved by the City Transportation Division; however, slight modifications may be necessary to be consistent with any suggested modifications to the Demolition Haul Route.

Access gates to the site at Arrellaga and California Streets were observed closed except for ingress/egress of vehicles.

Use of water trucks and hose monitors were observed in operation wetting stockpiled soils and surfaces where vehicles were operating onsite, wetting down debris piles prior to loading, and for demolition activity areas, including at the end of the day. However, due to recent rains and a concentrated work area, by the end of the week, only one water truck remained onsite. Crews have installed hose lines directly from the perimeter water

line to replace the removal of two of the three water trucks at the site. The one water truck and perimeter hose lines have been sufficient to date to minimize visible dust emissions during the final phase of demolition activity. However, continued dust monitoring will continue to determine if additional water trucks are needed onsite.

No dirt was observed transmitted off-site from truck ingress/egress points. Street sweeping around the perimeter of the project site continues to occur three times per week in the late afternoon (4:30 p.m.) on Monday, Wednesday, and Friday, with additional street sweeping occasionally requested when determined necessary.

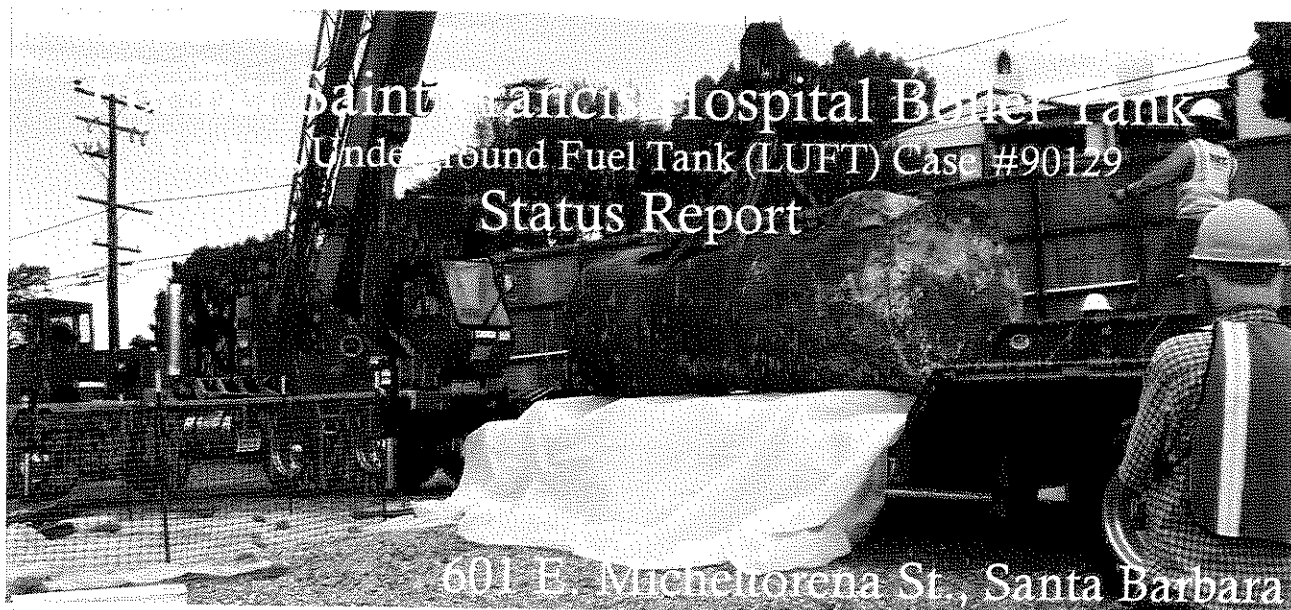
Demolition debris continues to be segregated onsite and hauled to recycling facilities. Manifests from the recycling facilities continue to demonstrate compliance with Condition H-24 requiring 95% of all demolition material by weight is recycled or reused. The reuse and/or recycling of demolition materials continue to be at a composite average exceeding 97% as measured by weight.

Consistent with Condition G-5, the contractor will be sending out a letter next week to those homeowners who had a structural crack survey and video reconnaissance performed on their property, to let them know that the demolition phase of the project is complete, and that if the homeowner would like to have an interim survey conducted to contact the contractor.

Western Points Archaeology conducted monitoring at the site for five days from October 18, 2010 through October 22, 2010. The monitoring occurred during excavation activities by Standard Industries to remove concrete foundation slabs/footings from the former hospital buildings, elevator shaft, and underground parking structures. In addition, monitoring was provided during the excavation of a 4-5 foot wide trench to install a six-inch drainage water line to connect the two de-silting basins constructed onsite. No historic resource deposits or prehistoric Native American material was identified during ground disturbance from this activity.

No complaints were received and no violations were issued during this construction period.

Attachments



Brief Summary

During facility demolition, a 2,000 gallon underground storage tank dating from the 1920's was found beneath the boiler area of the central plant building. The tank stored heavy fuel oil used to operate one or more boilers. The Santa Barbara County Fire Department's LUFT Program is currently overseeing the property owner's efforts to characterize and clean up petroleum contamination resulting from a release of product from the tank.

Parties Involved

Santa Barbara Cottage Hospital Foundation (Attn: Ron Biscaro) – tank owner, property owner and legally named responsible party (RP)

Burke Design – Architect and project supervisors.
Dave Burke, Architect

Jim Acos, Project Superintendent

Sigma Engineering – environmental consultant

Standard Industries – demolition contractor

Dudek – planning consultant and project environmental coordinator

Sequence of Events

August 6 During demolition of central plant building, crews unearth what appears to be a huge concrete pad footing. Consultant samples discolored soil observed beneath the concrete object. Laboratory analysis confirms a petroleum release.

August 9 Demolition crew breaks apart the concrete object. Encased within is a riveted steel tank 14 feet in length. The tank's construction is consistent with tanks manufactured in the 1920's. The tank contains sand and some oily sludge.

August 18 Consultant notifies County Fire Dept. of tank and contamination. LUFT issues Notice of Responsibility, enrolling case #90129 in the Leaking Underground Fuel Tank Program.

August 19 LUFT staff visit site and confirm release. RP submits unauthorized release report. Consultant samples tank contents. Laboratory analysis indicates that the oily sludge is heavy-end petroleum (80% by weight). Naphthalene, lead and barium are detected at significant concentrations.

August 23 LUFT requires responsible party to submit preliminary site assessment work plan.

August 28 – September 16 Sigma Engineering develops preliminary site assessment work plan. LUFT issues conditional approval.

September 28 Contractor loads tank for shipment to Kettleman Hills Hazardous Waste Facility in Kings County, CA. Sigma Engineering implements the approved site assessment work plan. In an effort to determine the vertical and lateral extent of contamination, soil samples are collected at various depths beneath the former tank and at step-out locations to the north, south, east and west of the tank.

What's Next

Samples collected Sept. 28 will be analyzed by a certified laboratory, and a preliminary site assessment report will be prepared and submitted by Oct. 28.

RP will submit a corrective action plan to LUFT for review and preliminary approval. Public comment will be solicited for a 30-day period before final approval is granted. The plan may be revised as required by LUFT based upon the comments received.

RP will conduct the work outlined in the corrective action plan (most likely dig-and-haul), and submit a final report of corrective actions. Depending on the success of the effort, LUFT will certify case closure or require additional work.

- prepared by Nathan P. West, September 29, 2010

